WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1030812 DEEDWARR
07/26/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20230726-0057629

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Molly Booker	Molly Booker	083-06-0-144.00
(NAME)	(NAME)	
1934 Valley Park Drive	1934 Valley Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Natalie Killgore Langlinais and husband, Phillip Brian Langlinais,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Molly Booker, unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly 50 feet of Lot No. 22 on the Plan of Beaumont Place, as of record in Book 332, Page 38, Register's Office for said County.

Said southerly part of said lot fronts 50 feet on the westerly side of Scott Avenue and runs back between lines with the northerly margin of Beaumont Street 165 feet 8 inches, more or less, to an alley measuring 50 feet thereon.

Being the same property conveyed to Natalie Killgore Langlinais and husband, Phillip Brian Langlinais by deed dated February 24, 2006, from Ronald Alton Hasty Trustee of The Ronald Alton Hasty Revocable Living Trust dated September 21, 2004 of record in Instrument No. 20060301-0023385, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1915 Franklin Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 25th day of July, 2023.

Natalie Killgore Langlinais

Phillip Brian Langlinais

State of Tennessee
County of Davidson

On this 25th day of July, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Natalie Killgore Langlinais and Phillip Brian Langlinais, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 25th day of July, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-Liken

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

True Copy Certification

I, **Tonya Cherry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 25 day of July, 2023.

Affiant Signature
Date 7/25/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON